

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



Rosemount, 4 Quarry Park, Kirriemuir, DD8 4DR

- **Detached Bungalow**
- **Vestibule & Hallway**
- **Lounge & Dining Room**
- **Kitchen Dining & Utility Room**
- **3 Double Bedrooms & En Suite Shower Room**
- **Family Bathroom**
- **Gas Central Heating & Double Glazing**
- **Driveway Parking & Detached Garage**
- **Mature, Landscaped Gardens to Front & Rear**
- **EPC C**

Offers over £275,000

This well presented detached bungalow is situated in a sought after residential development just off the popular Brechin Road area of Kirriemuir and is within walking distance of the town centre and all local amenities and services including shops, schools and public transport. Kirriemuir offers a broad cross section of social, leisure and consumer facilities and provides convenient access to the Dundee/ Aberdeen A90 dual carriageway which connects to major routes north and south.

The property offers spacious and well-proportioned accommodation all at ground floor level and has been well maintained by the current owners. The subjects benefit from gas fired central heating, double glazing, a dining sized kitchen with separate utility room, modern family bathroom and modern en-suite to the principal bedroom.

Externally, there is monoblock driveway to side providing ample parking for multiple vehicles and leading to the detached garage which has power and light. The front and rear gardens are beautifully landscaped and laid out in areas of lawn with well stocked mature shrubs and borders with the rear garden backing onto open farmland.

This is a rare opportunity to obtain a bungalow of this style and location and viewing is highly recommended.

Entrance Vestibule: Double glazed leaded exterior door with double glazed side panel. Split pane bevelled glass door and side panel into hallway.

Hallway: L-shaped hallway, with 3 useful storage cupboards, one housing the central heating boiler.

Lounge: Approx. 5.8m (measured into the bay window) x 4.85m. An excellent sized public room with double glazed bay window to front, split pane bevelled glass doors to dining room and hallway. Feature fireplace with marble inset and hearth and living flame gas fire.





Dining Room:

Approx. 3.5m x 3.25m. Another spacious public room with double glazed patio doors enjoying the outlook over the rear garden.



Kitchen/Dining:

Approx. 3.7m x 3.5m. Fitted with range of floor, wall and drawer units with tiling to splashback and under pelmet lighting. Integral oven and microwave, space for further appliances, gas hob and extractor hood. Space for table and chairs.

**Utility Room:**

Approx. 2.75m x 1.54m. With fitted units, plumbed for washing machine and dish washer and with space for tumble dryer. Tiled to splashback, double glazed exterior door.

Bathroom:

Approx. 3.67m x 1.71m. Modern contemporary style suite, comprising WC, wash hand basin in fitted unit and free standing bath with mixer tap and shower handset. Coordinated unit, low maintenance ceiling. Full wet wall panelling. Chrome ladder style heated towel rail.



Bedroom 1:

Approx. 3.66m x 3.85m. Spacious double bedroom with double glazed window enjoying open outlook to fields to rear and over the rear garden. Two double mirror fronted wardrobes.

En-Suite Shower room:

Approx. 1.85m x 1.55m. Modern contemporary style three piece suite comprising WC, wash hand basin and walk in shower enclosure. Full wet wall panelling. Chrome ladder style towel rail. Low maintenance ceiling and double glazed frosted window to rear.

**Bedroom 2:**

Approx. 3.12m x 3.5m. Double bedroom with double glazed window to front. Double mirror fronted wardrobe.



Bedroom 3:

Approx. 3.65m x 2.95m. Another double bedroom with double fitted wardrobes and double glazed window to front.

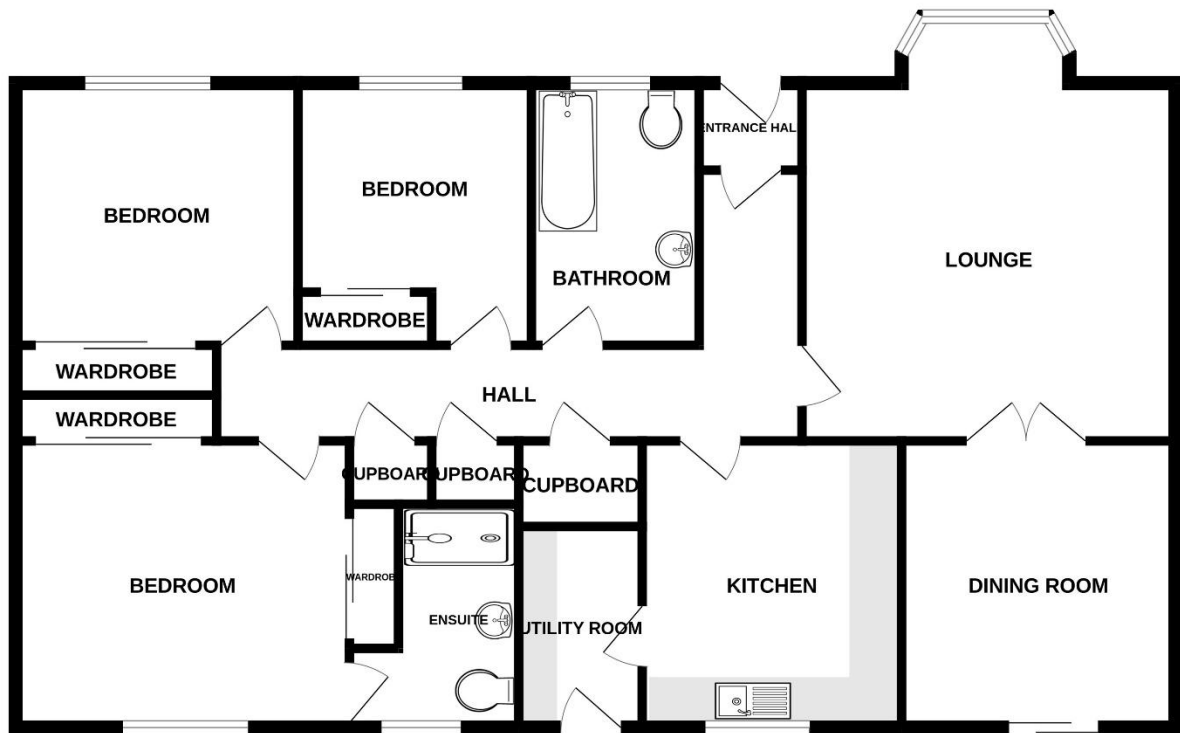
**Outside:**

Monoblock driveway to side, provides ample parking for multiple vehicles and leads to the detached single garage. Electric car charging point. The front garden is bounded by low level dyke, and separated into area of lawn, with well stocked shrub and heather borders and specimen Acer tree. The rear garden is beautifully landscaped with a large patio, lawn and mature shrub and tree borders, bounded by a drystone dyke, bounding onto open fields.





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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